



City of South Lake Tahoe

*"making a positive difference now"*

# ADA Transition Plan



August 2012

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# The City of South Lake Tahoe

## Transition Plan

### **Introduction**

The American with Disabilities Act (ADA) is a comprehensive civil rights law for persons with disabilities in both employment and the provision of goods and services. The ADA states that its purpose is to provide a "clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities." Congress emphasized that the ADA seeks to dispel stereotypes and assumptions about disabilities and to assure equality of opportunity, full participation, independent living, and economic self-sufficiency for people with disabilities. This ADA Facilities Transition Plan Update is being prepared to partially fulfill the requirements set forth in Title II of the Americans with Disabilities Act. The ADA states that a public entity must reasonably modify its policies, practices, or procedures to avoid discrimination against people with disabilities. This report will assist the City of South Lake Tahoe in identifying physical barriers to accessibility and in developing barrier removal solutions that will facilitate the opportunity of access to all individuals.

The City of South Lake Tahoe reviewed its Cities programs and facilities in 1993 and removed some of the barriers at its facilities. This 2012 plan updates the existing review of the 1993 plan by describing the evaluation of its facilities for compliance with the ADA; presents the findings of that evaluation; and provides recommendations for facility improvements. This section provides an overview of the requirements for developing the ADA Facilities Transition Plan and outlines the plan development process itself.

A Priority List will be established and a cost estimation of barrier removal will be provided in the final draft. Also a time schedule will be produced to show when the barriers to accessibility will be removed.

### **Legislative Mandate**

The development of a Transition Plan is a requirement of the federal regulations implementing the Rehabilitation Act of 1973, which requires that all organizations receiving federal funds make their programs available without discrimination toward people with disabilities. The Act, which has become known as the "civil rights act" of persons with disabilities, states that:

"No otherwise qualified handicapped individual in the United States shall, solely by reason of handicap, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance." (Section 504)

Subsequent to the enactment of the Rehabilitation Act, Congress passed the Americans with Disabilities Act on July 26, 1990. Title II of the ADA covers programs, activities, and services of public entities. The Department of Justice's Title II regulation adopts the general prohibitions of discrimination established under Section 504 and incorporates specific prohibitions of discrimination for the ADA. Title II provides protections to individuals with disabilities that are at least equal to those provided by the nondiscrimination provisions of Title V of the Rehabilitation Act.

Specifically, the City may not, either directly or through contractual arrangements, do any of the following: Deny persons with disabilities the opportunity to participate as members of advisory boards and commissions; Deny persons with disabilities the opportunity to participate in services, programs, or activities that are not separate or different from those offered others, even if the City offers permissibly separate or different activities; and In determining the location of facilities, make selections that have the effect of excluding or discriminating against persons with disabilities.

Title II of the ADA provides that public entities must identify and evaluate all programs, activities, and services and review all policies, practices, and procedures that govern administration of the entity's program's activities, and services.

The Transition Plan lists, prioritizes, and sets forth a schedule for the physical changes that must be made in order to provide programmatic access to City programs, activities, and services. This report, and certain documents incorporated by reference, establishes the City's ADA Facilities Transition Plan Update.

### **ADA Transition Plan Requirements and Process**

The ADA sets forth specific requirements for preparation of a Transition Plan. This plan includes: A list of the physical barriers in the City's facilities that limit the accessibility of its programs, activities, or services to individuals with disabilities; A detailed outline of the methods to be used to remove these barriers and make the facilities accessible; Planning level cost estimates for their removal; and a schedule for taking the steps necessary to achieve compliance with the ADA, Title II.

### **Discrimination and Accessibility**

There are two kinds of accessibility: Program accessibility, and Physical accessibility. Absence of discrimination requires that both types of accessibility be provided. Programmatic accessibility includes physical accessibility, but also entails all of the policies, practices, and procedures that permit people with disabilities to participate in programs and to access important information. Physical accessibility requires that a facility be barrier-free. Barriers include any obstacles that prevent or restrict the entrance to or use of a facility. Program accessibility requires that

individuals with disabilities be provided an equally effective opportunity to participate in or benefit from a public entity's programs and services. Program accessibility may be achieved by either structural or non-structural methods. Non-structural methods include acquisition or redesign of equipment, assignment of aides to beneficiaries, and provision of services at alternate sites.

Programs offered by the City to the public must be accessible. Accessibility includes advertisement, orientation, eligibility, participation, testing or evaluation, physical access, provision of auxiliary aids, transportation, policies, and communication.

The City may achieve program accessibility by a number of methods: Structural methods such as altering an existing facility; Acquisition or redesign of equipment; Assignment of aides; and/or providing services at alternate accessible sites.

When choosing a method of providing program access, the City will give priority to the one that results in the most integrated setting appropriate to encourage interaction among all users, including individuals with disabilities. In compliance with the requirements of the ADA, the City must provide equality of opportunity, but does not guarantee equality of results.

### **Undue Burden**

The City is not required to take any action that it can demonstrate would result in a fundamental alteration in the nature of its program or activity or if it would create a hazardous condition resulting in a direct threat to the participant or others, or would represent an undue financial and administrative burden.

The determination that an undue burden would result must be based on an evaluation of all resources available for use in the City. For example, if a barrier removal action is judged unduly burdensome, the City must consider other options for providing access to the benefits and services of the program or activity by individuals with disabilities.

## **City of South Lake Tahoe ADA Accommodation and Grievance Procedure**

It is the policy of the City of South Lake Tahoe to comply with the Americans with Disabilities Act (ADA), and the comprehensive civil rights laws that prohibit discrimination against persons with disabilities. The City of South Lake Tahoe will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, events, activities, facilities and public meetings.

In all of its services, programs, events, activities, facilities and public meetings, the City of South Lake Tahoe will strive to eliminate any barriers that prohibit persons with disabilities from participating or from having full access to facilities. If a service, program, event or activity is not fully accessible, the City will, to the best of its ability, relocate said service, program, event or activity to an accessible facility, or provide equal services at alternate accessible sites. A request for special accommodation must be made to the ADA Coordinator by the individual needing the accommodation or his/her representative with at least two weeks advance notice of the service, program, event, or activity. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

For request for special accommodations or to file a grievance with the City of South Lake Tahoe regarding the City's failure to provide a reasonable accommodation, please contact:

Dave Walker  
ADA Coordinator  
City of South Lake Tahoe  
1052 Tata Lane  
South Lake Tahoe, CA 96150

Phone: 530542-6072  
Fax: 503-541-7524  
dwalker@cityofslt.us

Within 15 calendar days after receipt of the grievance, the ADA will schedule a meeting with the complainant to discuss the grievance and possible resolutions. After an investigation and review, the ADA Coordinator will respond in writing, and where appropriate in a format accessible to the complainant. The response will explain his/her position on the issue and offer options for substantive resolution of the complaint.

If the response by the ADA Coordinator does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision in writing to the Accessible Appeals Board within 15 days after receipt of the response.

After receiving the appeal, the Appeals Board will review the appeal and the ADA Coordinator's findings. Within a reasonable period, after a review, the Appeals Board will respond in writing, and where appropriate in a format that is accessible to the complainant, with a final resolution to the grievance.

Grievances may also be filed with the United States Department of Justice at the address listed below:

U.S. Department of Justice  
Civil rights Division  
950 Pennsylvania Ave., NW  
Disability Rights Section- NYAV  
Washington, DC 20530

800-514-0301 (voice)  
800-514-0383 (TTY)  
<http://www.ada.gov>

## Program Barrier Removal Priorities

City staff reviewed and set priorities for removing barriers to provide programmatic access for the public. All facilities in which the City provides programs, activities and services were reviewed and ranked based on the following criteria. Each of these criteria is deemed by the City to have equal importance with no single criteria having priority over another:

- Level of use by the public: Facilities that receive a high level of public use:
- Social need: Facilities that meet social needs such as the senior center.
- Citizen responsibilities: Facilities where fees are paid, permits and licenses are obtained, and where services are obtained, and access to services such as building permits;
- Program uniqueness: Some programs are unique to a building, facility, or park and cannot occur at another location;
- Identified complaints: Efforts should focus on identified accessibility complaints.

### Priorities for Barrier Removal within Facilities

City staff confirmed priorities for barrier removal within each facility based on criteria published in the ADA. Barriers are assigned levels of priority using the following criteria:

Priority One: The highest priority deemed by the City is too providing accessible parking at all public buildings. The majority of the public drive to the City facilities so we must first provide a loading and unloading area so they can access our services. Examples:

- Parking and passenger loading
- Connection to the public right-of-way.

Priority Two: Priority two is placed on those barrier removal items that provide accessibility at the main entrance of a facility or improve a path of travel to the portion of the facility where program activities take place. Examples:

- Entrance walks
- Entrance ramps
- Entrance stairs
- Entrance doors

Priority Three: A third level priority is placed on those barrier removal items that improve or enhance access to program use areas. Examples:

- Transaction counters
- Conference and meeting rooms
- Public offices
- Recreation environments/features

Priority Four: A fourth level priority is placed on those barrier removal items that improve access to amenities serving program areas. Examples:

- Restrooms
- Public Telephones
- Vending machines
- Drinking Fountains

Priority Five: A fifth level of priority are barriers that are not addressed by ADAAG. These barriers are required by the California Building Code, as set forth by the Division of State Architect.

While the schedule of improvements and Facilities Transition Plan set forth priorities for barrier removal, the City will also review its projects to identify when barriers to access can be addressed in conjunction with other maintenance efforts and capital improvement projects. By seizing opportunities to remove identified barriers with other projects, the City will reduce total overhead cost and maximize the public benefit from resources allotted for barrier removal. This flexibility may also allow the City to re-prioritize facilities for improvement if it is determined, for example, that a building included in this plan will be replaced by a new facility and/or no longer house City programs.

## Facilities Transition Plan Requirements

The Transition Plan for the removal of architectural barriers to program access must contain the following information:

- Identification of the barriers to program access;
- Identification of the specific barrier removal actions
- Identification of a schedule for barrier removal; and

The facility reports appended to this document provide the identification of barriers and the specific barrier removal actions. The City will accomplish barrier removals based on two strategies: contracting for major projects and barrier removal by City staff.

The responsibility for ensuring barrier removal will reside with the City of South Lake Tahoe ADA Coordinator.

### Phasing Schedule for Facilities

Barriers in facilities will be removed systematically, city-wide, based on established program priorities. It is the intent of the City to address barriers to accessibility in public buildings on the immediate necessity of programmatic access, degree of complexity, and overall cost.

The City of South Lake Tahoe reserves the right to modify barrier removal priorities in order to allow flexibility in accommodating community requests, petitions for reasonable modifications from persons with disabilities, changes in City programs, and funding constraints and opportunities. It is the goal of this Transition Plan to provide access to the programs, activities, and services provided by the City. Interim measures will be explored and implemented in order to provide programmatic access to the public pending the implementation of physical barrier removal projects.

The following table is a compilation of the results of the prioritization work session. This preliminary schedule represents an 8 year plan for barrier removal. It is the City's intent to review all barriers during the first year of implementation of this plan and address those barriers that can be resolved through programmatic modifications. The City will then follow the schedule for the removal of the remaining barriers.

## Facility Survey

In 2012, the City completed a physical audit of City facilities to identify facility barriers and identify recommendations and alterations in order to meet state and federal accessibility standards. The list of facilities surveyed includes: City owned buildings, City parks, Recreation Facilities and Facilities that the City maintains and has responsibility for.

The facilities assessment was conducted in accordance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the California Building Code (CBC) and included the following facilities:

- Public Airport
- Private Aviation Facilities
- Bijou Park
- Bijou Golf Course
- City Campground
- Sidewalks, walkways, curb ramps
- Recreation Center
- Ice Arena
- Explore Tahoe Building
- Visitor Center
- Arts Building
- Senior Center
- Museum
- Police Station
- Regan Beach
- Lakeview Commons
- El Dorado Restrooms
- Service Center
- Transit Center
- The Lodge
- Little League Facilities
- Parking Garage
- Fire Station #3
- Bonanza Park
- Fire Station # 1
- Unity Church
- Fire Station # 2
- Motor Pool
- Carpenter Shop
- Corporate Yard and Parks
- Maintenance Shop
- Bus Washing Facility
- Bus Garage and Office
- Motor Pool Cinder Barn
- Campground Storage Building
- Campground garage and Tower
- Community Ball Field Restrooms and Kiosk

# City Public Facilities

These are fully ADA compliant.

The City of South Lake Tahoe has Public Buildings that are fully compliant with Accessibility due to the fact they were recently built or renovated. Although with the accessibility laws constantly changing, it is important that we review the sites annually to make sure readily achievable accessible features are complied with and existing items are maintained and no architectural barriers are created. This may include parking stripping, signage, trash cans and vendor displays.

The following are CA and ADA Accessible:

1. Lakeview Commons Recreation area including the Restrooms and Kiosk:
2. Parking Garage @ # 1 Bellamy Court.
3. Restrooms and Kiosk at the Community Ball Fields: 1300 Al Tahoe Blvd.
4. The Unity Church @ 1053 Rufus Allen Blvd.

There are several City owned buildings that do not serve the public that are not required to be accessible for the public.

They are the following:

1. Fire Station #1 @ 1252 Ski Run Blvd.
2. Fire Station # 2 @ 2951 Lake Tahoe Blvd.
3. Motor Pool @ 1700 D Street
4. Carpenter Shop @ 1678 Shop Street
5. Corporate Yard and Parks Maintenance Shop @ 1160 Rufus Allen Blvd.
6. Bus Washing Facility @ 1663 Shop Street
7. Bus Garage and Office @ 1669 and 1667 Shop Street
8. Motor Pool Cinder Barn @ 1700 D Street
9. Campground Storage, Garage and Tower Buildings @ 1180 Rufus Allen Blvd.

These buildings were reviewed under Title II of the ADA and did not get evaluated for Title 1 requirements which are accessibility for the employee. The City of South Lake Tahoe must provide reasonable accommodations for employees that need barriers removed to do their job.

# Service Center Building

1052 Tata Lane

In order for this facility to be compliant with Title II of the Americans with Disabilities Act the following items must be completed. The Title II regulations prohibit public entities from discriminating against or excluding people from services or programs on the basis of a disability.

The Service Center has 27 parking spots for the public and its employees. This amount requires 2 accessible parking spots. To make the parking compliant the following must be done:

1. Provide signage that has Van Accessible and \$250.00 minimum for one and \$250.00 minimum for the other.
2. A sign at the entrance of the parking lot that is a minimum of 24"x24" that states unauthorized vehicles parking in accessible spots will be towed away.
3. Paint an access aisle a minimum 8 feet wide by 18 feet long that has a border painted blue that has diagonal lines a maximum 3 feet apart that has 12 inch letters stating "No Parking". The parking spots will contain the international symbol of the disabled a minimum 36 inches by 36 inches.
4. An accessible route will be painted from the access aisle to the primary entrance.
5. Truncated Domes will be installed on the accessible route before a person enters the vehicular way.
6. Cracks in the asphalt in this area must be filled so as not to have any gap greater than ½ inch wide or ¼ inch deep.

Primary Entrance:

1. Provide an accessible route from the public way to the main entrance.
2. The landing at the primary entrance has a slope of 5.5%. This landing cannot exceed 2% slope. This landing will need to obtain a 24 inch width on the strike side of the door. The depth of the landing will be required to be 60 inches.
3. The door opening force is too great at 9 lbs. The maximum opening force is 5 lbs.
4. Inside at the primary door the ice melt container blocks accessibility. This is required to be removed or relocated.

Lobby:

1. Applications and handouts cannot exceed 48 inches high measured from the finish floor.

2. The phone for the public is too high. This device must be located a maximum of 48 inches above finish floor, measured at the center of the phone.

Conference Room:

1. The door to this room is too stiff, must be 5 lbs. or less.
2. The door hardware does not comply with ADA standards. Provide a lever handle.

Restrooms:

The Men's and Women's Restroom hallway is too narrow at 43 ½ inches. This is required to be at least 44 inches wide. The City will not address this situation until a renovation or addition is proposed. It is considered to be an unreasonable hardship at this time.

Women's Restroom:

1. The toilet roll holder cannot exceed 36 inches from the back wall.
2. Lavatory is too close to the sidewall at 16 inches. Minimum distance is 18 inches.
3. Soap dispenser, Towel dispenser, Feminine Hygiene machine and plug outlet all need to be placed at a maximum height of 40 inches off the finish floor measured to the operable levers.
4. The vanity cabinet encroaches into the required 60 inch circle. This will need to be removed or made smaller so the accessible space is maintained.
5. Door opening force too great, reduce to 5 lbs maximum.

Men's Restroom:

1. The Door opening force is too great. Reduce to 5 lbs maximum.
2. Soap dispenser, Towel dispenser, Plug outlet are all too high. Obtain 40 inches maximum to the operable portion of these items.
3. The flush handle on the toilet tank is on the wrong side. This lever must be located on the wide side of the toilet.
4. The urinal is too close to the toilet at 17 inches, 28 inches is required.
5. Toilet roll holder is out too far. The maximum distance is 36 inches from the back wall.
6. The Toilet must be 18 inches to center measured from the wall. It is currently at 19 ¾ inches.

Miscellaneous Items:

1. Handrails are too low for both interior stairways. Measured at 32 inches, the minimum height is 34 inches to 38 inches.

2. All interior stairs require visual aid stripping. This needs to be installed at the top of the stair and on the first tread going up. It is required to be a contrasting color that is at least 2 inches wide, no more than 4 inches wide.

Under Title I, if the City of South Lake Tahoe hires an employee that is disabled, the City will be required to provide reasonable adjustments to accommodate the individual so they can do their job. This might include moving the individual downstairs, providing hearing aids, visual aids or special seating arrangements. The Break room could be required to have the kitchen area adjusted.

It is of great urgency that the City of South Lake Tahoe addresses the issues of priority. This would include the parking requirements, entrance and lobby. We need to set the example and show legal compliance to these matters right away.

# Airport

1901 Airport Road

## Exterior Evaluation:

### Accessible parking in front of Main Terminal:

1. Number of accessible parking complies with the requirements of Section 1129.1
2. All signage above grade is compliant
3. The lettering in the access aisles is too small; 12 inches is minimum size, 9 inch letters are installed.
4. The access aisle to the far left (Looking at the Main Structure) is too narrow. 60 inches is minimum width, 55.5 inches is installed. There is a dip at the curb cut that has a deviation greater than ½ inch. This must be smoothed out.
5. The striping in the access aisles is spaced greater than 36 inches. Code only allows 36 inch maximum.

### Stairs from upper parking lot down to main entrance:

1. Handrails at both stairs too low. Minimum height is 34 inches, handrails installed at 30 to 32 inches.
2. Handrail extensions do not comply with current code configurations. They must extend pass the last tread the depth of the tread and then extend level for 12 inches.

### Main Entrance Doors:

1. Landing in front of doors is too steep. 60 inches in front of door must be 2% or less. Current slope is 5%
2. The opening force is 9 lbs. Maximum allowed is 5 lbs.

### Finance Department Exterior Transaction Doors:

1. The landing here is also too steep. The requirement is 2% maximum allowable slope for at least 60 inches.
2. The opening force for the doors exceeds 5 lbs. The force to open is currently 10 lbs.

## Interior Evaluation:

### Restrooms: Men's:

1. The Urinal requires having 30 inches of clear width in front of it. The fixture requires 15 inches to center measured from the sidewalls. The urinal is installed at 12 inches to center.
2. Seat napkin operable opening is too high. 40 inches from finish floor is the maximum height.
3. Toilet seat is too high at 19 ½ inches, 19 is maximum height to the top of the seat.

### Restrooms: Women's:

1. Make all accessories 40 inches high to operable openings.

### Interior Stairs to Housing and Airport Administrative offices:

1. Visual striping is required, top of the stairs and at the 1st tread at the bottom
2. Width of handrail exceeds allowable width. 1 7/8 inch is maximum width, 2 ¼ inch installed.

### Elevator:

1. Elevator doors require electronic sensor closing device.
2. There is no hall call light, one is required.
3. Emergency calling station needs to be updated to current code.

### 1st Floor Offices of Legal Department and Airport Administration:

1. Signage on the wall that directs Accessible Restrooms to upstairs requires to be at 60 inches to center.
2. The entry doors to both offices exceed allowable opening force of 5 lbs. The doors measure over 10 lbs.
3. The door to the 1<sup>st</sup> floor Conference Room measures 10 lbs.

# Airport Private Aviation Area

## Exterior Parking and access to offices:

1. Provide one Van Accessible parking spot. This will include parking with access aisle that does not exceed a 2% slope in any direction.
2. Provide an accessible route to the primary entrance to the Aviation service area. To accomplish this requirement grading and an accessible ramp will need to be installed.
3. The current stairs are not compliant. The rise of the treads exceeds allowable tolerances of 3/8 of an inch and the handrails are too high exceeding the maximum allowable of 38 inches. Visual stripping is required.
4. The exterior landing to the main entrance is too steep. The current landing is 3.5% while the maximum slope allowed is 2%.

## Men's Restrooms:

1. Men's door signage is not complete as it is missing the latch side signage.
2. Toilet is not at 18 inches to center measured from the side wall.
3. The lavatory is too high at 35 inches, 34 inches is maximum height.
4. There is a cabinet that blocks exiting clearances in restroom.
5. Toilet roll holder exceeds allowable distance from back wall of 36 inches.

## Women's Restroom:

1. Signage not complete on exterior of door as the latch side sign is missing.
2. The accessories are too high. This includes soap dish, towel dispenser and mirror. The maximum height is 40 inches.
3. The lavatory is too high at 35 inches. Accessibility code requires 34 inches maximum.
4. The flush valve is on the wrong side of the toilet is required to be on the wide side.
5. The back grab bar is too short. The bar is required to be a minimum of 36 inches long.
6. Toilet roll holder is too far out; 36 inches maximum from back wall.

## Miscellaneous Items:

1. The landing outside of the door on the aviation side requires a visual strip.
2. The gate out to the tarmac requires being accessible. This gate will require proper door hardware with the proper width and clear space around the door.

# Regan Beach

859 Lakeview Avenue

Regan Beach is a public facility that provides access to the beach shoreline of Lake Tahoe. This complex also includes parking, an open grass area, playground and picnic area, restrooms, food concession stand, dog beach and a wedding area.

The following listed items are required in order to be in compliance with Title II of the Americans with Disabilities Act. The Title II regulations prohibit public entities from discriminating against or excluding people from services or programs on the basis of a disability.

Parking requirements:

1. There are 102 parking stalls for the Regan Beach area. There are currently 4 designated accessible parking stalls. A minimum of 5 stalls are required with a minimum of one to be van accessible.
2. None of the current stalls are compliant. They fail in the required signage, location, slope of parking area and the parking striping.

From the parking stalls an accessible route to the facilities will be required. Currently there are no accessible routes to any of the services provided by the City. The following areas require access:

1. The Concession stand is located below the parking lot. There is a pathway that is approximately at a 15% slope. This route requires a compliant ramp that will have the proper maximum slope of 8.33%, proper width, handrails and compliant landings.
2. This new ramp to the concession stand should be designed to also serve the turf area, playground equipment, picnic tables and restrooms. A walkway of 48 inches wide from the ramp with the proper slope of 5% or less will be required.
3. There are seven stairways serving access from the parking area to the beach. None of these stairways are compliant. The rise and run of stair treads, width of stairs, handrails, lack of visual striping and landings are non-compliant. A path from parking to the stairs will need to be provided also.
4. An accessible ramp will be required to access the beach. There is a ramp at the Dog Park which is non-compliant. It exceeds the maximum slope of 8.33% and does not have handrails or landings. The beach is divided up into two sections with a Dog Park on the Far East side and sandy beach on the westward side. If an accessible ramp is installed on the east side, one ramp will comply with accessibility requirements because the same amenities of a beach are on the western side.

5. The area used for weddings will need an accessible route from a new accessible parking stall to the seating area.
6. The walkway that parallels the shoreline up by the parking lot is an accessible route that needs upgrades to make it compliant. This will include filling in cracks, leveling surfaces and removing architectural barriers.

The public restrooms must be made accessible. These restrooms with multiple stalls are designed for men and women. These facilities have numerous deficiencies in both restrooms and will require major upgrades. This includes new stalls, toilet and urinal fixtures, signage, grab bars, entry doors, hardware and accessories.

There is a food service next to the restrooms that the City leases out to a private company. This company serves fast food. This service will need to remove all architectural barriers. This includes lowering the service counter to a maximum height of 34 inches and providing the required clear space in front. The tables provided will need to include the appropriate accessible seating with the required signage. The accessories for the food will need to be made accessible.

There is playground equipment available and is currently compliant to California Accessibility Code but does not comply with the Federal Accessible requirements. To comply with the Federal standards a ramp into the playground area is recommended. There is an adjoining guard rail that protects occupants from a 6 foot drop into the water. This rail does not comply with current code requirements for safety. This rail is only 36 inches tall with seven inch gaps. Code now requires a minimum 42 inches high with a maximum gap of 4 inches. It is recommended to upgrade this rail.

# **Bijou Park Disc Golf Course**

1201 Al Tahoe Blvd

On the property that contains the Bijou Community Park there is a Disc Golf Course that is 27 holes that was constructed in 1998. This course offers several holes that all contain a tee off pad and a basket at the end of the hole. The participant negotiates thru the woods, with his disc, with the goal of placing the disc in the basket in as few many tosses as possible.

The City of South Lake Tahoe does not maintain this course in any way except for providing the land for this activity.

There are over 2500 registered Disc Golf courses thru out the United States. I have not found any to be advertising to be accessible. It is my opinion that this course does not have to change its topography to be accessible. The course is unique in that it takes you thru the woods, down to the meadow and over all of the natural terrain.

California Building Code, Section 1132B.2, Exception #2, states that "If the natural environment would be materially damaged" that the area does not have to be accessible. I feel that this activity does not have to be accessible on the course.

The City will be required to install an accessible path to the 1<sup>st</sup> tee from an accessible parking spot. This will mean creating a new accessible parking spot with the curb cuts and a paved path to the 1<sup>st</sup> hole. The course crosses the road in Bijou Park so there will be new curb cuts and cross walks installed to current code.

The interpretation of accessibility in recreational areas is always changing because this is new territory. This site will be reevaluated annually for compliance.

# Fire Department Station #3

2101 Lake Tahoe Boulevard

This facility serves both the public and firemen personnel. It houses trucks for fire and medical emergency responses and housing for the staff. The public uses this building to obtain permits for Defensible Space, Fire Sprinklers, Burn permits and to schedule inspections. The public also meet with staff for meetings. Because the public need to access this facility to obtain these City Services it must be made accessible.

The following items are required to be installed and certain architectural barriers need to be removed to facilitate access for the disabled.

1. Provide one van accessible parking spot. This space cannot exceed 2% slope in any direction. Currently there is no accessible parking and the area for parking exceeds 2% slope. It is going to take some major work to level a portion of the parking lot for compliance. There are 14 parking spots for staff and the public so one spot will be enough.
2. There is a bike path /sidewalk in front of this facility so an accessible path to the front door is required. The slope up to the primary entrance exceeds 5% so it will take a 48 inch wide ramp that does not exceed 8.33% and will require handrails on each side. This task will also require some major grading and contouring to accomplish accessibility.
3. The entry door to Station #3 is not compliant with several issues.
  - a) There is a pillar wrapped in a stone veneer that reduces the required width to 31 inches wide. Minimum width is 36 inches.
  - b) The door is required to have 24 inches of clear space on the latch side when the door pulls out.
  - c) The exterior landing in front of the door has a slope greater than 5%, the maximum is 2%.
  - d) The door opening force is currently 8 lbs. The maximum allowed is 5 lbs.

The entry door situation has several structural barriers that would prevent full compliance. It would be unreasonable to modify the entry completely to comply but the City should address the readily achievable items right away along with signage that would instruct the public on the exterior intercom to contact the personnel upstairs that could assist the public.

- 4) The stairs leading up to the office requires handrails that comply with current code. Currently they are too low at 32 inches and the handrails will need the proper extensions at the bottom.
- 5) Visual stripping is required on the steps, first and last tread need the markings. This will include the treads at the mid-level landing.
- 6) The rise and run do not comply with code as they vary more than  $3/8''$ . The treads are also too short at  $9\frac{3}{4}$  inches while minimum length for a tread is 11 inches.

Station #3 for public services is not accessible for the public on several levels. With the services all being located on the 2nd level it makes accessibility for any one with mobility problems inaccessible. The interior stairs, entry door, accessible parking and the path of travel from the public way are all very expensive modifications to make this Station accessible for the Public. It is my recommendation to relocate these services to another location that has offices on the ground level.

Fire Stations #1 and #2 do not provide any Public services at the Stations, so they are not required to provide accessibility for the public.

# Recreation Center

1180 Rufus Allen

## Parking:

- 140 parking spaces; 5 accessible spots required with one van accessible. Because of two separate buildings, two van accessible spots are suggested. There are only 4 spots currently available. Need to supply one more.
- The current markings on pavement are nearly indistinguishable. Need to repaint three spots in front of complex. Current markings are not up to ADA standards.
- Signage for accessible spots is not compliant. Missing Van Accessible, Minimum \$250.00 Fine and the Minimum size sign 17"x 22" at the entrance to the complex that states unauthorized vehicles will be towed.
- Slope in the parking spots and the accessible aisle exceed the allowable slope of 2%.
- An accessible route will need to be provided to the primary entrance. This will include a marked route, a minimum 48 inches wide with truncated domes imbedded at each end of the route.
- Curb cut into sidewalk exceeds allowable limits. Maximum allowable is 10% on the sides while currently there is 11% to 19%.
- Walkway across the front has a cross slope that is too steep. 2% allowed, 7.6% present.
- Portion of front walkway is too narrow. 48 inches minimum, 45 inches present.
- Portions of the walkway have cracks up to 1 inch wide. ½ inch is the maximum allowed.

## Entry Doors:

- The bottom push plate on both entries is too small. Current plate is 7 inches tall, minimum height is 10 inches.
- Opening force is compliant at 4 lbs.

## Lobby:

- Phone in lobby is accessible, no changes required.
- Counter for pool services are too high at 40 inches, as the maximum is 34 inches high.
- Door to pool next to service counter requires 12 inches on the latch side measured from the side wall.

#### Women Restrooms:

- Accessories are too high. 40 inches to operable point is maximum height. The following need to be lowered; mirror, soap dispenser, towel dispenser, sanitary napkin machine and coat hooks.
- Lavatory water valves are the wrong type, they are twist grip. Valves are required to be able to operate without twisting or gripping.
- Piping under lavatory needs padding to protect from direct contact.
- Toilet stall does not conform to any accessible configuration. The width, size, grab bar location do not conform.
- There is no accessible shower while one is required. An attempt has been made to make one accessible but the control valves, bench configuration, shower head and grab bar placement do not conform to accessibility requirements.
- Bench is required to be 24 inches deep. Current bench is 11 inches deep.
- Signage to Women's Restroom is too low at 57.5 inches as required height is 60 inches.

#### Men's Restroom:

- Urinal operable valve is too high at 47 inches, 40 inches maximum.
- Signage on men's restroom is too low at 57.5 inches. It is required to be at 60 inches from finish floor to center of sign.
- Lavatory sinks are too close to the sidewall at 16 and 17 inches. 18 inches is the minimum distance.
- Lavatory sinks are missing protective padding underneath the sink.
- The following accessories are too high: Mirror, Towel dispenser and the Soap dispenser. The maximum height is 40 inches.
- Toilet is too high at 20 3/4 inches; maximum height is 19 inches. The configuration is not compliant for accessibility.
- Computer cabinet impedes in the required clearance to the entry door to restroom.

#### Pool Area:

- Sliding Doors to exterior patio area has a threshold too high. Maximum height is ½ inch.
- There is no designated seating area for a wheel chair along with companion seating on the pool deck. Vertical access to the upper level for seating is not required at this time for this would impose an unreasonable hardship.

#### Conference and Exercise Rooms:

- Door handles to the entry of these rooms cannot be twist grip type hardware. Lever handles are needed.
- Provide a 36 inch wide aisle width in the exercise room between weight machines.

# Ice Arena Complex

1176 Rufus Allen

## Parking:

- Signage on asphalt is not correct which the following will have to be addressed:
  1. Provide blue boarders on access aisle.
  2. Access aisle stripping maximum spacing is 36 inches.
  3. Provide "No Parking", in 12 inch letters, in access aisle.
  4. Depth of space is required to be 18 feet minimum, current depth is 17.5 ft.
- Provide "\$250 Minimum Fine" sign.

## Entry doors:

- Provide signage to which of the eight doors are accessible. They must comply with the maximum opening force of 5 lbs., no other issues are present.

## Clothes Sport Shop:

- Provide 36 inch wide aisle space over by hockey sticks.
- Cashier counter is too high; provide a 36" long counter at the maximum height of 34 inches.

## Men's Restroom:

- Signage needs to be on the latch side of the entry door. Provide proper signage.
- Opening force of door is too strong at 8 lbs., maximum opening force is 5 lbs.
- Paper towel and soap dispenser are too high at 54 inches. Maximum allowed is 40 inches.
- Grab bar for accessible toilet is too short at 51 inches. Code requires minimum of 54 inches.
- Automatic lavatory faucet needs to stay on for a minimum of 10 seconds. Currently faucet is on for only 2 seconds.

## Women's Restroom:

- The following accessories are too high exceeding the maximum of 40 inches: Soap dispenser, towel dispenser and the Sanitary Napkins dispenser.

#### Locker Rooms:

- Soap and Towel dispensers are too high exceeding 40 inches at lavatory in Locker Rm. #314.
- Grab bar configuration for shower is not compliant in Locker Rm. # 314.
- Locker Room # 1 and #2 the shower grab bar configuration is not compliant because code requires a continuous rail around the corner of the shower and the soap dispenser is too high exceeding 40 inches.
- The soap dispenser is too high exceeding 40 inches maximum height at the lavatory sink and the grab bar for the toilet is too short at 36 inches while 42 inches is the minimum.

#### Miscellaneous Conditions:

- The Mt. Tallac meeting room door opening force is too stiff at 10 lbs. exceeding the 5 lbs maximum.
- Arena Café needs to designate 3 accessible seating spots for the cafeteria.
- Bleacher seating for the ice skating arena will need to provide seating for semi ambulant individuals and wheelchairs. Four spots for wheelchairs that have a line of sight to the skating rink and two spots for the semi ambulant individuals.

# City Campground

1050 Rufus Allen

The City of South Lake Tahoe owns and operates a campground that has 174 sites. These sites contain a paved parking spot, an outdoor fire ring, picnic table and a clear dirt area for tents. The facility offers public restrooms with showers for the campground sites, a convenience store, tent cabins and a horse shoe pit.

The following information describes what is required to make this facility accessible.

1. The registration kiosk booth is not accessible. An accessible parking spot would be required along with an accessible path to the booth. The booth has an 8 inch step that would have to have a ramp along with the required 5 foot diameter clear space in front of the counter. The counter would have to be lowered down to a maximum height of 34 inches, currently it is at 48 inches.
2. There should be required signage that directs the public to all the services that are accessible. This will be any camp sites, restrooms and showers, store entrance and tent cabins that are accessible.
3. There are four restroom buildings available for men and women. They contain water closets, lavatories and showers. A minimum of two stalls for men and women, in two separate buildings will need to be made accessible; this will include the showers, entry doors, lavatories, water closets and all accessories.
4. The Concession Store needs to be made accessible. This means an accessible route/path from the roadway to the existing ramp. This current ramp will need to be made compliant. This will include the proper landings at the top and bottom with the proper handrails. The current slope and width are compliant. The door hardware to the main entrance will need to be made compliant. The twist grip type of door hardware is not allowed. A lever type handle will be required. The aisle ways will have to be a minimum of 36 inches wide and the service counter lowered to the maximum height of 34 inches.
5. There is a dishwashing station that is available for the public that is too high. This is required to be a maximum of 34 inches.

6. There are 6 Tent Cabins available and one needs to be accessible. There is a ramp to one but it is not compliant. It is too narrow and does not have the required handrails. The handrails will comply with the CA Building Code, Section 1133B.5.5. An accessible parking spot will be required for that one tent cabin.
7. There are 174 camping sites. A minimum of 4 sites although 6 is encouraged by the DSA, to be made accessible. The City has the proper picnic tables and the items that are needed are to provide an accessible route from the parking spot to the table. The location will have to be close enough to have an accessible route to the sanitary facilities.

The Accessibility Laws do not mandate that the character of the area be changed to accommodate the disabled. But it is very important that everything that can be done to facilitate accessibility be installed.

This means the City does not have to pave the campsites or pave every offsite path. To help make the determination of what should be done the City should contact the Accessibility Appeals Board for direction.

## **Buildings on Parcel 026-050-05-100**

### **Senior Center, Visitor Center, Museum, Arts Building, “The Lodge”**

This parcel contains five buildings that the City of South Lake Tahoe maintains. This would be the Senior Center, the Museum, The Lodge (This is an old Historical Hewn Log Cabin that was relocated on this site which is not in use.), The Arts Building and the Visitor Center.

This assessment of Accessibility will evaluate each separate building

#### **Senior Center: 3050 Lake Tahoe Blvd**

This facility serves the Senior community and their guests. Food is served from an adjoining cafeteria, while the same room can be arranged to accommodate activities such as speakers, bingo and events. There is an Activity Room, a Recreational Room, Arts and Craft Room and a Lounge. There are offices, restrooms, a commercial kitchen and a Conference Room. The following items need to be addressed to make this building accessible:

1. There are approximately 25 parking spots. Because of the use, based on CA Building Code Section 1129.2, there should be at least 10% accessible parking at this facility. This would require 3 parking areas and currently there are only two. By adding a drop off zone for the disabled would meet the intent of the code. This would take some grading and paving but would be extremely beneficial. The existing access aisle requires a marked accessible route across the drive to the primary entrance.
2. The front primary entrance needs to reduce the opening force to 5 lbs.; it is currently at 8 lbs. The back entrance requires the proper hardware. Currently a twist grip is installed while a lever type would be compliant. The path to the back entrance has a sidewalk that has deteriorated to the point it is not accessible. This route is required to be accessible. There is a side door that faces the parking lot. This needs the path to the exterior landing to be widen to 24 inches on the latch side and 60 inches deep.

3. The Cafeteria Room looks to be compliant. There is typically seating for 50 to 55 people for eating. If tables are provided for any activity there should be at least three designated spots for wheel chair access. This requires a clear space of 30 inches wide by 48 inches deep with at least 19 inches under the table. Mark this on the tables at the appropriate locations with the international symbol. These spots cannot block regular aisle ways.
4. The following rooms meet minimum requirements for accessibility. There is an accessible route to each room. The door openings are wide enough with level thresholds. The rooms are labeled and are designated as the following; Conference Room, Activity room, Arts & Craft Room, Rec Room, Library Room and the Lounge. These rooms need to be labeled with a sign with brail underneath. They need to be located on the latch side 60 inches up from the finish floor measured to the center of the sign. All of the doors need to be adjusted to an opening force of 5 pounds or less. The Lounge needs the proper lever door hardware, currently twist knobs are installed and do not comply.
5. The men's restroom will need to address the following items to be fully compliant with accessibility:
  - a) The lavatory is 15 ½ inches off the sidewall while 18 inches is the minimum. The brace to support the lavatory is blocking the required clear space underneath.
  - b) The urinal is too high at 17 ½ inches, state law requires maximum 17 inches. The minimum clear width in front of the urinal is 30 inches and currently the width is 29 ½ inches. The lever for operation is too high at 48 inches, maximum is 44 inches.
  - c) All the accessories are too high. Maximum height is 40 inches to the operation of the device such as the soap dispenser and towel dispenser.
  - d) The grab bars for the water closet are too close to the tank and towel accessories. A 1 ½ inch clearance is required between the bar and any object.
  - e) The door on the accessible water closet requires a pull latch on the inside of the door and a different latch that does not require twisting.
  - f) The door to the men's restroom has a 8 pound opening force, reduce to 5 pounds.
6. The women's restroom requires the entry door opening force to reduce down to 5 pounds. All accessories are to be lowered down to a maximum height of 40 inches to the operation portion of the device. A pull device large enough to comply needs to be installed on the inside of the door for the water closet. The water closet is at 16 ½ inches from the sidewall to center while code requires 18 inches from sidewall to center.

## **Museum: 3058 Lake Tahoe Blvd**

The Museum building is the responsibility of the City of South Lake Tahoe. The operation of this facility is to allow visitors to walk thru displays and exhibits that show Lake Tahoe's history. We are responsible to provide access for the public to obtain these services offered. The following are items that need to be addressed to achieve accessibility.

1. Provide accessible parking in front of this building with an accessible route to the primary entrance.
2. There is a floor grate in front of the main door that has holes too large that interfere with accessibility. The holes are 1 inch in size while the largest allowable is ½ inch.
3. The main entry door has a threshold that is 1 inch high. The maximum height is ½ inch.
4. There is a large flower pot on the latch side of the entry door that blocks access for anyone in a mobility device. This needs to be moved so it does not block access.
5. The doorbell is at 50 ¾ inches while forward reach maximum height is 48 inches.
6. The counter that serves transactions for the public is at 40 inches in height. The maximum allowable height is 34 inches. A side table or fold down shelf could be used here.
7. There is a table with a computer on it for the public. This table is not accessible. Provide a table that complies with all the required dimensions.

The aisle width is good for all the displays. The restrooms are for employees only so they do not have to be accessible.

## **The Lodge:**

This is a historical hand hewn log cabin that has been relocated on this parcel with the intent to be open to the public for display. It is currently closed to the public as it has not been completely restored.

When this building opens to public viewing, then it will have to comply with accessibility. This will require ramps and access into the structure.

## **Visitor Center: 3066 Lake Tahoe Blvd**

The Visitor Center offers tourists with information and answers questions to help make their stay easier. This building has a few items that need to be addressed to make it fully compliant with accessibility.

1. The current accessible parking is good but needs maintenance with the striping on the asphalt. The access aisle cannot be located where the existing ramp is located so the access aisle will need to be relocated. The cracks in this area will need to be filled.
2. The Entry door opening force exceeds the allowable 5 pounds. The door force now is 12 pounds and the other door is 10 pounds. The threshold must comply with current code.
3. The counter top is 42 inches high. Provisions need to be made to accommodate a 34 inch high counter for at least 36 inches long.
4. There is a restroom available for the public that is not accessible. It would take a complete remodel to make this restroom accessible. The interior dimensions would accommodate the required dimensions. The staff commented that people drive all the way up and when they pull in for information they are looking for a restroom. This service should be addressed promptly.
5. There is a computer available for the public that needs to be made accessible. The current location is not accessible. A table of the height of 34 inches or lower, with a clear space 30 inches wide by 48 inches deep in front of the terminal shall be installed.

## **Tahoe Arts Building: 3062 Lake Tahoe Blvd.**

This building is leased from the City of South Lake Tahoe and is used to display art work and sell its products. This building is fully compliant. A letter was received back in July of 2010, with an ADA complaint and all the issues have been addressed and corrected.

There are no public restrooms available.

# Transit Center @ the "Y"

1000 Emerald Bay Road

This is a City owned parcel that contains the Bus Station for our local bus operation. It contains parking for the public, restrooms, waiting area inside and out, drinking fountains, vending machines and a kiosk for tickets.

This facility requires the following improvements to make it accessible to the public.

1. The Accessible Parking is noncompliant. It is missing the required signage and striping. This includes the following: van accessible sign, \$250.00 minimum fine sign, Violators will be towed sign, blue borders on access aisle and No Parking lettering on asphalt.
2. The Unisex restroom requires the following to be compliant:
  - a) The toilet is located 19  $\frac{3}{4}$  inches to center while the requirement is 18 inches from the sidewall.
  - b) The height of the toilet is 16 inches, 17 to 19 inches is required.
  - c) The lavatory is too low at 25 inches, the minimum is 27 inches.
  - d) The lavatory is only 16 inches from the wall while 18 inches minimum is required.
  - e) The water line under the lavatory is in the required clear space.
  - f) The door opening force for the restroom is at 10 pounds, 5 pounds is the maximum.
  - g) The blow dryer control is located at 51 inches while 40 inches is the maximum.
  - h) Outside on the restroom approach, next to the door, there is a  $\frac{3}{4}$  inch protrusion;  $\frac{1}{4}$  inch is the maximum deviation.
  - i) Signage for the door is not located in the right spot and incomplete; comply with CA Building Code Section 1115B.6.
3. The kiosk service counter is at 36  $\frac{1}{2}$  inches above finish floor; the code is 34 inches maximum.
4. The bench inside, provided for the public, is at 16 inches tall. The height required is 17 to 19 inches.
5. The accessible route between the permanently affixed bench and the vending machines is 32 inches wide. This width is not allowed as a minimum width of 36 inches is required.
6. The entrance door on the bus side to the lobby area takes 8 pounds to open, 3 pounds over. The threshold has a 1 inch ledge. The maximum is  $\frac{1}{4}$  inch.

This facility was constructed after the 1991 enactment of the American Disability Act and met the code at that time. The requirements have changed over the last 20 years so it would be recommended that the City update and maintain the facilities there.

# Police Station

1352 Johnson Blvd

The City of South Lake Tahoe Police Station is located in the Government Center for El Dorado County. There are several services available at this site. Some of the facilities are the El Dorado Jail, Superior Court, Small Claims Court, County DA offices, Probation Department and the Juvenile Detention Center.

The review for accessibility is only for the Police Department service to the public. Any individual that is detained goes to the El Dorado Jail and the accessibility for those individuals would fall under El Dorado County's responsibility.

The parking for the entire facility exceeds over 100 spaces. There is one accessible parking spot that one would use to access the Police Department because of its proximity to our service. This parking area is not compliant because it lacks all the proper signage and striping. There is an accessible route to the Police Department but it needs to be marked appropriately.

The following items will be required to provide accessibility to the public:

1. The main entrance has two set of doors that go thru a vestibule. The thresholds are good with the proper distance between doors complying with the requirements. The doors opening force needs to be addressed. The exterior door is at 10 pounds and the interior door is at 8 pounds. Maximum allowable is 5 pounds.
2. The service counter is 43 inches high with a security window above. Accessibility calls for a maximum height of 34 inches but for security reasons the Police Chief may determine compliance is a hazard. If this is the case then a notification device shall be installed in the vestibule and a platform/table with the proper clearances and height installed so as to allow someone to write on.
3. The drinking fountain does not comply with accessibility and will only need to be changed out with a high/ low design if there is any alteration or addition done. The high / low drinking fountains are two fixtures that offer two levels to obtain a drink so as to help those with bending or mobility restrictions.

4. There are two restrooms for the public, one men's and one women's. The restrooms are not accessible per current standards and are used quite frequently so it is recommended making the existing facilities as compliant as possible without removing walls. If the City decides to do any alteration or remodel then these restrooms would then have to comply with current requirements. The following readily achievable items need to be done for both restrooms:
  - a) Provide the proper signage on the exterior of the doors. This would include the sign of the latch side and the sign on the center of the door.
  - b) Move all the accessories in the restroom to 40 inches above finish floor to the operable point, this includes the mirror.
  - c) Make the ambulatory stalls compliant by moving the partitions to exactly 36 inches width and install rails complying with the CA Building Code Section 1115B.3 #5
  
5. The Police Department preforms services for the public such as recording statements, a public conference room and finger prints. All these functions occur back in the offices of the police officers but there is an accessible route to each of these services and the individuals are always accompanied by an officer. The doors are too stiff as they exceed the 5 pound opening force, due to security reasons, but the attending officer can open these doors for the public. The table is compliant in the conference room for a mobility device but the door hardware needs to remove the twist grip hardware and install a lever type handle.

# Bijou Park

1201 Al Tahoe Boulevard

This community Park serves the Public with picnic areas, volley ball court, Skateboard Park, restrooms and concession stand, BBQ areas, Playground area, basketball court and a Dog Park. This site started construction in 1991 so accessibility was not considered then. The new ADA Standards now require that Parks be accessible. The City will need to evaluate all readily achievable items and address them now.

The entrance to this facility has only one entrance that requires the signage "Unauthorized Vehicles Warning Sign". This will need to comply with CBC Section 1129B.4.

There are several separate parking areas for this facility that will need accessibility improvements.

There are a total of 78 parking spots thru out the complex. Four parking spots will have to be accessible with at least one van accessible. Details for compliance will be addressed for each parking area.

The first parking area serves Playground equipment and a large Gazebo that provides an area for picnicking. The parking area has 10 parking spots with one that is Van Accessible. The parking area has a slope of 5.3% which exceeds the allowable slope of 2%. It is also missing the required signage: \$250 minimum fine, Van Accessible and the International Symbol.

From the access aisle a curb cut is required to give access to the Gazebo and playground equipment. A four foot wide path will need to be installed that complies with the requirements of CBC Section 1133B.7.

- The rock BBQ available for the public is currently at a height of 35 inches. This is an inch too high for accessibility to which a minimum one inch platform will have to be installed.
- An accessible path that is 48 inches wide to the bench for playground seating will need to be installed.
- At least one picnic table shall have a spot that complies with the requirements of accessible seating.

There is a Memorial Garden that is located in the middle of the access roads. This requires curb cuts to provide access to the memorial.

In the next parking area there are 7 spots with no accessible parking available. The skate park and the basketball court are nearby but could be accessed from the adjoining parking lot.

The following parking area has 15 spots available. This has a concession stand with restrooms and from here you would access the skate park and the basketball courts. This parking has one van accessible parking spot that does not comply. The parking area has a slope of 3.2% and the access aisle is at 2.5%. These areas will need to be brought into compliance as they exceed 2% maximum slope. An accessible route will need to be distinguished from the access aisle to all facilities.

All directional signage will be required to show the accessible route to all services provided in that area. A four foot path that complies with slope will need to be installed to attain access to the basketball court.

The public concession stand has a counter height at 42 inches. This is 8 inches too high. This must be lowered and made to the requirements of the CA Building Code, Section 1104B.5 #5.

The existing drinking fountain does not comply with the current required standards. The installation of an accessible drinking fountain is recommended.

The Men's and Women's restrooms are not fully accessible and require many upgrades.

1. All signage for direction and identification need to be installed for each restroom.
2. The exterior access to the restrooms are restricted by a partition in front of the door that swings out. It is too close to provide proper clearance.
3. The accessible stalls for the water closet are not fully accessible. There are no water closets that have the required five foot diameter clear space. There are ambulatory stalls but are too wide to be compliant. They would have to comply with CA Building Code Section 1115B.3 # 5
4. Accessories are all too high to be accessible.
5. The lavatories are too low to be accessible. They do not have any of the required clear space under the units. The twist grip handles are not compliant. There is no padding under the lavatory and the sink is too close to the wall. The lavatories will have to comply with the CA Building Code, Section 1115B.

The 3rd Parking area provides access to another large gazebo that has a BBQ, picnic tables and an area for volley ball. This parking area has 26 spots with one regular accessible parking spot. This accessible spot is not correct. It requires signage and a compliant curb cut. There is a storm drain in the path of travel that has a grate too large and slopes that interfere with access. The path from the access aisle is too steep at 6.5%. This could be corrected when the curb cut goes in and reduced to fewer than 5% slope.

The BBQ is too high at 35 inches. A platform will need to be installed to comply with the 34 inch maximum height.

A picnic table will need to be made accessible.

An accessible path that is 48 inches wide that does not exceed a 5 % slope will need to be installed to give access to the volley ball court seating.

The 4th parking area is across the concession stand down in the lower area which has 15 spots. The parking does not have any accessible parking. This parking serves a turf area with 8 picnic tables. One of these picnic tables will be required to be made accessible. It is recommended that an accessible parking spot be installed with a curb cut and path that will lead to at least one table.

# Dog Park

The 5th and last parking area serves the Dog Park. There are 5 spots with one van accessible. This spot is not laid out correctly with missing signage that will need to comply with the CA Building Code, Section 1129B.4. A curb cut will be required to provide access to the Dog Park.

There is not an accessible route to the Dog Park. From the parking access aisle down to the Dog Park there are many barriers. This would include the gates into the park, slope and dirt path. The gates are installed too close to each other so the proper clearance for access is not provided. The surface will need to be paved and the slope graded to ramp specifications as per the CA Building Code, Section 1133B.5. There is another access on the South end but there is no route to this gate from the parking stall. Also the gates do not have the proper clearances to be accessible. If this access was made to be accessible there still would be no access at this entrance to the "small dog park". Accessibility is required to all areas and services that are provided.

# Bijou Golf Course

3464 Fairway Ave

The City owned golf course offers a 9 hole course that rents out clubs, golf carts and sells general merchandise. There is only one small clubhouse building that is open to the public that needs to be made accessible. This facility offers an accessible golf cart for accessibility on the course. The following items need to be addressed to provide use for all.

1. The only parking for this facility is a privately owned space that the City leases. It is a gravel parking area that has no distinct spots and one spot that has an international symbol to provide accessible parking. This sign is misleading as it does not comply with accessibility requirements. Per the letter of the law, the City does not have to provide accessible parking if there is no parking on their property. Though I believe a Judge would find the City and the property owner liable for not accommodating the public by not installing minimum parking standards. Minimum parking requirements could be met by paving at least the disabled parking spot to all the requirements of accessibility.
2. From the parking spot an accessible route needs to be installed that includes access to the clubhouse building. This will include a code compliant ramp up to the entrance. The door will need to be made accessible with the proper door hardware and threshold. Then the service counter will need to be dropped down for 36 inches long, 34 inches high to comply.
3. The stairs down from the clubhouse building will need to be made compliant. This will include the stairs to be rebuilt to minimum standards of rise and run, visual striping, handrails and the proper landing.
4. There is a picnic table on site that is compliant in its self but needs an accessible route down to it.
5. There are no restrooms for this activity but temporary "Porta Potty's" are brought in for the summer use. As long as the proper units are used and there is an accessible route from the units to the greens then this will comply.

# Fred Rightmier Field

1066 Lyons Avenue

This is a Little League Baseball field with a concession stand, bleachers and restrooms. The City of South Lake Tahoe is responsible for the maintenance of the restroom building and the Concession Stand. Because this facility is open to the public, the following are subject to accessibility.

1. The restrooms need to be made accessible. These facilities were built long before the 1991 accessibility requirements were established so currently nothing is compliant about these restrooms. It would take a complete gut of the interior to obtain compliance. The actual structure is large enough but the layout is not compliant. This would include the water closets, lavatories, urinal and all the accessories. The exterior of the structure would need to have the step up to the restroom doors addressed with a compliant ramp.
2. The concession stand window is too tall to comply with accessibility. The requirement is a maximum of 34 inches while currently the height is 41 inches.
3. An accessible route needs to be installed from the public way to the restroom and concession stand. An accessible route will need to be put in to allow a path next to the bleachers for viewing.
4. The drinking fountain is not accessible. This will need to be lowered and preferably a high low design be installed so as to serve all.

If there is no future plan to redo this facility then the minimum readily achievable requirements should be applied. This would include a ramp up to the restroom doors, lever type faucet handles, padding under the lavatories, moving all the accessories into their compliant spaces and signage on the door.

A 48 inch wide path should be laid from the public way to all the above mentioned services which would help make this site more accessible.

# Explore Tahoe/ Transit Center

4114 Lake Tahoe Blvd

This building houses the City Explore Tahoe Facility. They reach out to the public with information and education about Lake Tahoe and its activities. It also adjoins the Bus station waiting area that contains restrooms. Upstairs the building currently houses Heavenly Ski Area locker rooms for its employees. This building has three levels that are all accessible by an elevator that meets accessibility requirements. There are some items that need to be addressed to be fully compliant with accessibility.

1. The door opening force for both doors into the waiting area for buses is at 10 pounds. To be compliant the opening force cannot exceed 5 pounds.
2. The exterior landing on the door leading into the waiting area across the Explore Tahoe has a slope of 9%. The maximum allowable slope is 2% for five feet out.
3. The men's and women's restroom door opening force is at 8 pounds, this needs to be lowered to 5 pounds.
4. The accessible stall doors in both restrooms need pull handles on both sides of the doors. These door pulls require being large enough so a tight fist can be used to operate the doors.
5. The main entry door to Explore Tahoe needs to be adjusted to a maximum 5 lbs. of opening force.

The exit stair way for the top floor is good. As mentioned the elevator complies along with the drinking fountains and the service counter for Explore Tahoe.

# Sidewalks and Walkways

All sidewalks, bike paths and walkways are mandated to be accessible. The State of California and the Federal Government provide minimum standards for these paths of travel. They give details on all type of curb ramps. Curb Ramps are transitions from the walkway down to the flow line of a street. An accessible route would never have to “jump a curb”, a vertical wall or a curb.

Sidewalks, walkways and bike paths also have minimum standards. There are minimum slope and width requirements along with standards for cracks, bumps and obstacles.

The City does not have many sidewalks or curb ramps, relatively speaking, and with Cal Trans being responsible for most of the situations along Hwy 50, the City’s responsibility can be managed.

The assessment for sidewalks and curb ramps has been done throughout the City. This sheet will only summarize the findings. A detailed report is available for the specific streets and repairs that are required following this summary.

The following are some of the findings:

1. There are over 130 curb ramps that need some kind of repair or complete installations.
2. There is over 12 miles of sidewalks that need work. Some of the violations that were noted are the following:
  - a) Minimum width is 48 inches for a walkway
  - b) There shall be no abrupt changes in elevations greater than  $\frac{1}{4}$  inch in height and  $\frac{1}{2}$  inch in width.
  - c) All grates or utility service access panels shall not have an opening greater than  $\frac{1}{2}$  inch or protrude above or below the surface as noted as above.
  - d) There shall be no overhanging obstructions below 80 inches.
3. Truncated domes are missing on all City sidewalk curb ramps.

## CHECKLIST FOR ACCESSIBLE SIDEWALKS AND WALKWAYS

### Definitions:

Walkway: This is a path intended for the public which could be for bicycles and/or pedestrian use that is not adjacent to a public street?

Sidewalk: Is a walkway adjacent to a public street.

**The following are requirements for sidewalks and walkways. The numbers below corresponds to the accessibility evaluation done on each sidewalk, curb ramp or walkway. All locations are numbered on the maps found at the back of this report. See table of contents for specific locations.**

1. Walkways and sidewalks must be a minimum of 48 inches wide with gaps no more than ½ inches.
2. There shall be no abrupt changes in level; ¼ inch maximum change in height over – distance
3. Maximum slope of a sidewalk or walkway is 5%.
4. The maximum cross slope is 2%.
5. Any grate in the path of travel shall be flush with the surface and the openings shall be a maximum of ½ inch in the direction of travel.
6. Any walkway or sidewalk that is less than 60 inches wide shall have a section 60" X 60" wide every 200 feet.
7. Any abrupt changes in level greater than 4 inches in vertical height require edge protection except when adjacent to a street or driveway.
8. There shall not be any overhanging obstruction less than 80 inches above the walking surface.
9. There shall be no protruding objects from walls greater than 4 inches between 27 and 80 inches high.

10. A level landing a minimum of 48" deep that extends the full width of the ramp is provided at the upper end or the curb ramp, OR the slope of the fanned or flared sides does not exceed a 12 gradient (8.33%)
11. Slope of top landing area (if provided) does not exceed 1:50 gradient (2.0%) in any direction
12. Built-up curb ramps do not project into vehicular traffic lanes.
13. Transitions from ramp(s) to walks, gutters or streets are flush and free of abrupt changes.
14. A 12" grooved border is provided along the top and sides of the ramp at the level surface of the sidewalk (grooves approximately ¾" on center).
15. The maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route the bottom of the curb ramp.
16. Curb ramps shall be located or protected to prevent their obstruction by parked vehicles.
17. The curb ramp has a detectable warning that extends the full width and depth of the curb ramp, excluding the flared sides, inside the grooved border, OR has a modified detectable warning that is approved by the appropriate enforcement agency.

# Map 1



**Engineering  
Department**

## CSLT SIDEWALKS Map #2



Eric Friedlander  
City of SLT  
11/22/2011

Sidewalk #	Location	Deficiency Description	Checklist for Accessible Sidewalks & Walkways Deficiency #
1	Lake Tahoe Blvd from D Street to Julie Lane	(1) curb ramp fails	
		sidewalk fails	1,2,4
2	1740 D Street to 1748 D Street	no curb ramps; sidewalks fails	1,2,3,5,7
3	1900 Lake Tahoe Blvd to Tata Lane	no curb ramps; sidewalk is compliant	
4	Tata Lane at Lake Tahoe Blvd thru City admin offices	(1) curb ramp fails	17
		sidewalk fails	1,2,4
5	B Street to Tata Lane	no curb ramps; sidewalk fails	1,4
6	Tata Lane from B Street to Lake Tahoe Blvd.	(1) curb ramp fails	17
		sidewalk fails	1,2,4,5,8,9
7	Lake Tahoe Blvd at Tata Lane to Raley's entrance	no curb ramps; sidewalk fails	4
8	Lake Tahoe Blvd from Raley's main driveway to Hwy 50-89	(2) curb ramps both compliant	
		sidewalk is compliant	
		walkway fails on #1; cracks	4,7
9	Lake Tahoe Blvd at Hwy 50 & 89 heading west to Glorene	(2) curb ramps; (1) corner of Lake Tahoe Blvd & highway is compliant	
		sidewalk is compliant	
		(1) curb ramp corner Lake Tahoe Blvd & Glorene; no bump pad and asphalt in	2,4,5,7

		general area around curb ramp fails	
10	Lake Tahoe Blvd Glorene to Tata west	(1) curb ramp is compliant; sidewalk is compliant	
11	Tata Lane to Lake Tahoe Blvd west to Julie	(2) curb ramps - both have no bump pads; otherwise both are compliant	
		sidewalk fails	4
12	Lake Tahoe Blvd to D Street west	(1) curb ramp - no bump pad; otherwise compliant	
		sidewalk fails	1,2,4,6,7
13	Hwy 50 & B Street, B Street to Melba	(1) curb ramp at corner of 50 & B Street - not compliant	
		sidewalk fails	4,1
14	3rd Street from South Avenue to Jean	(1) curb ramp - no bump pads - also fails	2
		sidewalk fails	1,2,4
15	South Street from Winnemucca to 3rd Street	(2) curb ramps both non-compliant (bad) slope, warnings, etc. etc. etc.	
		sidewalk fails	1,4
16	South Street from 3rd to 4th Streets	(1) curb ramp - compliant	
		sidewalk fails	1,2,4
17	South Street (hospital side) from 4th to 3rd Streets	(2) curb ramps - both compliant; (1) farthest east no bump pad	
		sidewalk fails	1,2,4,5
18	Winnemucca Ave at Barton Ave to Hwy 50	no curb ramps; sidewalk fails	1,2,4,8,3
54	Julie Lane at Gardner St. to Lake	no curb ramps; sidewalk fails	1,2,3

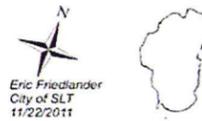
	Tahoe Blvd		
55	Bike Trail Helen Avenue to South Avenue	Bike trail fails	1,2,4,3
56	Fourth St From South Ave to Jean Ave	no curb ramps; sidewalk fails	1,2,4
57	Jean Ave from Third Street to Helen Ave	no curb ramps; sidewalk fails	1,2,4,9
58	Third Street from Helen to Jean Ave	(1) curb ramp fails sidewalk fails	1,4
59	Dunlap Dr from Eloise to Hwy 50	no curb ramps; sidewalk fails	1,2,4,7
86	Industrial Avenue from Lake Tahoe Blvd through 1060 Industrial	no curb ramps; sidewalk fails	1,2,4,5

# Map 2



**Engineering  
Department**

## CSLT SIDEWALKS Map #1



<b>Sidewalk #</b>	<b>Location</b>	<b>Deficiency Description</b>	<b>Checklist for Accessible Sidewalks &amp; Walkways Deficiency #</b>
19	Al Tahoe Blvd south to Johnson Blvd.	(2) curb ramps - both non-compliant (bad)	
		sidewalk fails	1,2,4,8
50	Bike trail from Trout Creek & Hwy 50 to Rubicon Trail west	Bike trail fails	1,2,3,4
51	Bike trail from Sussex Ave to Ponderosa Ave	Bike trail fails	1,2
52	Bike trail from Ponderosa Ave to Eloise Ave west	Bike trail fails	1,2
53	Bike trail from 15th Street to West Way north	Bike trail is compliant	
60	Lodi Ave from Palmira Ave to Hwy 50	(1) curb ramp at Hwy 50 (Caltrans?) non-compliant	
		sidewalk fails	1,2,4,9
61	Stockton Ave from Palmira to Hwy 50	(1) curb ramp (Caltrans?) non-compliant	
		sidewalk fails	1,2,4,9
62	Reno Ave from Palmira Ave to Hwy 50	(1) curb ramp at Hwy 50 (Caltrans?) non-compliant	
		sidewalk fails	1,2,4
63	Blue Lakes Ave from Young St to Hwy 50	no curb ramps; sidewalk fails	1,2,3,4,5

68	San Francisco Ave from Riverside to Harrison Ave south	no curb ramps; sidewalk fails	1,2,4,5,9
69	Riverside from Tallac to Alameda to Harrison Ave	no curb ramps; sidewalk fails	1,2,4
70	Pasadena Ave between Lakeview Ave and Merced Ave	sidewalks on both sides of street; no curb ramps - sidewalks are level with street; both compliant	
71	Pasadena Ave between Merced and San Jose Ave	both sides compliant	
72	Pasadena between San Jose and Alameda Ave	both sides compliant	
73	Pasadena between Alameda Ave and Tallac Ave	both sides compliant	
74	Pasadena between Tallac Ave and San Francisco Ave	both sides compliant	
75	Pasadena between San Francisco Ave and Modesto Ave	both sides compliant	
76	Harrison Ave between Lakeview and San Jose Ave	(1) curb ramp fails	
		sidewalk fails	1,2,4,5
77	Rufus Allen Blvd from Hwy 50 to entrance of campground	no curb ramps; sidewalk fails	1,2,4
78	Rufus Allen Blvd from Lyon Ave to recreation complex	(1) curb ramp fails	17
85	Silver Dollar from Hwy 50 to Ponderosa St	no curb ramps; sidewalk fails	1,2,4,5



<b>Sidewalk #</b>	<b>Location</b>	<b>Deficiency Description</b>	<b>Checklist for Accessible Sidewalks &amp; Walkways Deficiency #</b>
20	Ski Run Blvd & Hwy 50 to Paradise Ave heading south	(1) curb ramp non-compliant	
		Walkway fails	1,2,4,5
21	Ski Run Blvd Paradise Ave to Forest Ave south	(2) curb ramps both fail	
		Walkway fails	1,2,4
22	Ski Run Blvd - Forest to Alder Ave south	(2) curb ramps both fail	
		Walkway fails	2,4
23	Ski Run Blvd Alder to Aspen Ave south	(2) curb ramps both fail	
		Walkway fails	1
24	Ski Run Blvd Aspen Ave to Larch Ave south	(2) curb ramps both fail	
		Walkway fails	1
25	Ski Run Blvd Larch Ave Birch Ave south	(2) curb ramps both fail	
		Walkway fails	4
26	Ski Run Blvd Birch to Tamarack south	(2) curb ramps both fail	
		Walkway fails	4
27	Ski Run Blvd Tamarack to Spruce Ave south	(2) curb ramps both fail	
		Walkway fails	1,2,4,5
28	Ski Run Blvd Spruce Ave to Terry Lane south	(2) curb ramps both fail	
		Walkway fails	1,4
29	Ski Run Blvd Terry to Pioneer Trail south	(5) curb ramps all 5 fail	

		Walkway fails	1,2,4
30	Ski Run Blvd Pioneer Trail to Willow Lane north	(1) curb ramp fails	
		no ramp at Pioneer at crosswalk	
		Walkway fails	1,3,4
31	Ski Run Blvd Willow to Spruce Ave north	(2) curb ramps both fail	
		Walkway fails	1
32	Ski Run Blvd Spruce to Tamarack Ave north	(2) curb ramps both fail	
		Walkway fails	1
33	Ski Run Blvd Tamarack to Birch Ave north	(2) curb ramps both fail	
		Walkway fails	1
34	Ski Run Blvd Birch to Larch Ave north	(2) curb ramps both fail	
		Walkway fails	1
35	Ski Run Blvd Larch Ave to Aspen north	(2) curb ramps both fail	
		Walkway fails	1
36	Ski Run Blvd Aspen to Alder Ave north	(2) curb ramps both fail	
		Walkway fails	1
37	Ski Run Blvd Alder to Forest Ave north	(2) curb ramps both fail	
		Walkway fails	1
38	Ski Run Blvd Forest to Paradise Ave north	(2) curb ramps both fail	
		Walkway fails	1
39	Ski Run Blvd Paradise to Hwy 50	(1) curb ramp fails	
		Walkway fails	1,2,4
40	Heavenly Valley Parkway at Hwy 50 to Montreal Rd south	(7) curb ramps both fail	
		Walkway fails on #3 in small area of long walkway?	

41	Heavenly Valley Parkway at Bellamy Ct to Hwy 50 north	(4) curb ramps both fail; 3 fail on ???; 1 is compliant	
		walkway is 95% compliant; fails	3,4
42	Bellamy Ct from Transit Way to H.V. Parkway	(2) curb ramps both fail	
		sidewalk/walkway is compliant	
43	Transit Way from Hwy 50 to Bellamy Ct	(1) curb ramp fails	
		walkway is compliant	
44	Walkway/Bike path Hwy 50 west Pioneer to MacDonald's	no curb ramps	
		walkway/bike path fails	1,2,4
45	Bike path from Wildwood to Fairway Hwy 50 west	no curb ramps	
		bike trail fails	1,2,4,5,7
46	Sidewalk/bike path under construction Caltrans		
47	Sidewalk/bike path under construction Caltrans		
48	Sidewalk/bike path under construction Caltrans		
49	Lyons Ave south to Rufus Allen Blvd sidewalk/bike path	(3) curb ramps molded detectable warnings; no color change otherwise compliant	
		walkway fails - cracks	1
87	Pine Blvd from Park Ave to Stateline Ave east	(2) curb ramps both fail	
		sidewalk fails	1,2,4,5,7
79	Fremont Ave from Hwy 50 to Sandy Way	no curb ramps	
		sidewalk fails	1,2,4,5
80	Takela Dr from Sandy Way to Mono Way	no curb ramps	

		sidewalk fails	1,2,4,5,9
81	Johnson Blvd from Hwy 50 to Treehaven Dr	(1) curb ramp fails	
		sidewalk fails	4
82	Johnson Blvd from Fairway Ave to Hwy 50	no curb ramps	
		sidewalk fails	1,2,4,9
83	Takela Dr from Hwy 50 to Sandy Way	no curb ramp	
		sidewalk fails	1,2,4,9
84	Wildwood Ave from Hwy 50 to Osgood Ave (both sides)	(2) curb ramps both fail	17
		sidewalk fails	1,2,4
85	Walkway from I-HOP to Pinewood Inn Hwy 50	walkway fails	1,2,4

# Map 4



## CSLT SIDEWALKS Map #4



<b>Sidewalk #</b>	<b>Location</b>	<b>Deficiency Description</b>	<b>Checklist for Accessible Sidewalks &amp; Walkways Deficiency #</b>
64	Bike trail from Johnson Blvd to main college entrance south	(3) curb ramps all (3) non-compliant	
		bike trail fails	3,4
65 & 66	Bike trail from main college entrance to community play fields	(3) curb ramps all (3) non-compliant	
		bike trail fails	3,4
67	Bike trail from community play fields to Pioneer Trail	(3) curb ramps all (3) non-compliant	
		bike trail fails	3,4